CITY OF VANCOUVER

PLANNING, URBAN DESIGN & SUSTAINABILITY
General Manager's Office

Refers to item #2
Public Hearing of June 28, 2020

MEMORANDUM

July 28, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Civic Engagement and Communications Director
Rosemary Hagiwara, Acting City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Theresa O' Donnell, Deputy Director, Planning, Urban Design and Sustainability
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 6031 Dunbar Street – replacement of Engineering Conditions

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After referral of the above item to public hearing on June 23, 2020, an error was identified in the Referral Report. The Engineering conditions contained in Part 1 and 2 of Appendix B were incomplete. This memo contains the correct conditions. The changes do not create any material difference to the conditions and adds a few omitted details which are routine Engineering requirements. The applicant is aware of the proposed changes and does not have any concerns.

Staff recommend that the following wording be added to the end of Recommendation A in the Summary and Recommendation.

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RECOMMENDATION

FURTHER THAT Engineering conditions 11 to 14 in Part 1 of Appendix B be replaced with the following:

"Engineering Services

11. Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

12. Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

    For more information: https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals

13. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

14. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

14A. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

14B. Show CoV supplied building grades on Architectural and Landscape plans.

14C. Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed including the following clarifications:

- ACT-02 – Improved Access to Class A bicycle Parking
  - Provision of concept design for excellent design of lighting, finishes, grades, convenience.
  - Provision of operational and design specifications for automated bicycle parking (if applicable)
  - Identify the number and location of the Class A bicycle parking provided above grade on plans, as well as note the access route to reach the Class A bicycle parking from the outside

Note to applicant: A total of 2 points appear achieveable for excellent design and finishing given provision of the requested information.

- SUP-03 – Multimodal Wayfinding Signage

Note to applicant: The proposed measure is not acceptable as a TDM measure. Proposed wayfinding signage would direct individuals to the nearby Musqueam Park only. It does not meet the intent for locating signage at key destinations for directing individuals to transportation services and infrastructure, including transit, bicycle share, car share parking, bicycle parking and amenities.

Note to applicant: A TDM Plan with minimum 9 points is required to achieve the proposed vehicle parking reduction (4 spaces). Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package.

14D. Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- Secures provision of funding towards long-term TDM monitoring fund in the amount of $280 per parking space waived.
- Secures the provision of TDM measures on the site,
- Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed,
- Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results,

14E. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

- Provision of automatic door openers for all doors providing access to Class A bicycle storage.

- Provision of minimum 5% of Class A bicycle lockers to be provided as oversized spaces with a 1.5m (5') aisle width.
- Provision of maximum 30% of Class A bicycle spaces to be provided as vertical spaces.
- Provision of minimum 10% of Class A bicycle spaces to be provided as bicycle lockers.

14F. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- Provision of a maximum 6" encroachment into minimum vehicle parking widths adjacent one wall.

Note to applicant: Consider increasing garage door widths to achieve this.

Note to applicant: 2.3m (7' 6 ½") of vertical clearance is required for access and maneuvering to all disability spaces.

14G. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- All types of parking and loading spaces individually numbered, dimensioned and labelled on the drawings.
- Dimensions for typical parking spaces.
- Section drawings showing minimum vertical clearances for parking garages to the underside of raised security gates.
- Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

14H. The following statement is to be placed on the landscape plan; This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

14I. Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to applicant: The resubmission at DP must include the following amendments;

- Amend the design of the proposed raingarden to include a closed bottom as current building by-laws prohibit designed infiltration systems within 5.0 m of building

foundations. Consider a closed-bottom b's io-retention system to capture, treat and then convey rainwater from the site.

- A grading plan to support the proposal of grading hardscapes into adjacent landscaping, Coordination with the landscape architect will be required to support this proposal.
- Provide an updated site map detailing how rainwater will be directed or retained in each area. Include the following:
  - All routing of rainwater throughout the site
  - Confirm area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

14J. Provision of a FINAL RWMP prior to the issuance of any building permit for the construction of any building, submitted to the satisfaction of the Director of Planning and City Engineer.

14K. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City."

FURTHER THAT Engineering condition 1 in Part 2 of Appendix B be replaced with the following:

"Engineering Services

1. A Services Agreement is required to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The Service Agreement shall include, but is not limited to, the following:

   (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Cardinal Engineering LTD. dated April 5th, 2020, no water main upgrades are required to service the development.

   (b) A fire hydrant fronting the development needs to be installed. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the new hydrant installation. The developer is responsible for 100% of the cost.

   (c) The main servicing the proposed development is 300 mm along Dunbar Street. Note: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

   (d) Provision of street improvements along Dunbar Street adjacent to the site and appropriate transitions including the following:

•Minimum 2.14m (7') wide broom finish saw-cut concrete sidewalk;
•Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
•Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(e) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(f) All utility cuts on Dunbar Street are to be restored to City "Industrial, Arterial and Bus Routes" specification and utility cuts on the lane to be restored to the City's "Higher Zoned Streets/Lanes" specification.

(g) Milling and regrading the lane adjacent to the development site to accommodate City supplied building grades will be required.

(h) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

(i) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to applicant: Development to be serviced to the existing 1050 mm STM and 450 mm SAN sewers in Dunbar St.

Note to applicant: This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

(j) Engineering Services will require all utility services to be underground for this development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad

mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant plants are provided for on-site.

(k) Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings may be required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined. For questions on this requirement, please contact the Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca."

Action is required by Council.

Thank you for your consideration. If you have questions or concerns, please do not hesitate to reach out to Theresa O'Donnell at theresa.o'donnell@vancouver.ca.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
604.873.7456 | gil.kelley@vancouver.ca